



SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 10-SA-20-C
10-B-20-UR

AGENDA ITEM #: 30
AGENDA DATE: 10/8/2020

▶ **SUBDIVISION:** WESTLAND STATION

▶ **APPLICANT/DEVELOPER:** HOMESTEAD LAND HOLDINGS, LLC

OWNER(S): Jeffrey Sexton

TAX IDENTIFICATION: 133 03101 & 03102 [View map on KGIS](#)

JURISDICTION: County Commission District 5

STREET ADDRESS: 861 S. Gallaher View Rd. & 0 Westland Dr.

▶ **LOCATION:** West side of S. Gallaher View Rd., north side of Westland Dr.

SECTOR PLAN: Southwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Ten Mile Creek

▶ **APPROXIMATE ACREAGE:** 6.55 acres

▶ **ZONING:** PR (Planned Residential)

▶ **EXISTING LAND USE:** Vacant land, single family house

▶ **PROPOSED USE:** Detached residential subdivision

SURROUNDING LAND USE AND ZONING: North: Residences - A (Agricultural) & PR (Planned Residential)
South: Railroad & Residences - A (Agricultural) & PR (Planned Residential)
East: Utility & Residences - A (Agricultural) & PR (Planned Residential)
West: Residences - PR (Planned Residential)

▶ **NUMBER OF LOTS:** 28

SURVEYOR/ENGINEER: Rackley Engineering

ACCESSIBILITY: Access is via S. Gallaher View Rd., a local street with approximately 18 ft pavement width within a 50 ft right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**

VARIANCE:

1) INSTALLATION OF A HAMMERHEAD TURNAROUND AT THE TERMINUS OF S. GALLAHER VIEW ROAD AS AN ALTERNATIVE TO A CUL-DE-SAC (SECTION 3.04.K.3.).

ALTERNATIVE DESIGN STANDARDS APPROVED BY KNOX COUNTY ENGINEERING AND PUBLIC WORKS:

1) INCREASE THE MAXIMUM INTERSECTION GRADE FROM 1 % UP TO 2%.

STAFF RECOMMENDATION:

- ▶ **APPROVE variance 1 based on the recommendations of the Knox County Department of Engineering and Public Works and because the site conditions restrict compliance with the Subdivision Regulations and the proposed variance will not create a traffic hazard.**

APPROVE the Concept Plan subject to 10 conditions.

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of street names which are consistent with the Uniform Street Naming and Addressing System within Knox County (Ord 91-1-102).
3. All sidewalks that are not required by the Knox County sidewalk ordinance (Ord 19-12-101) or as otherwise required by Knox County Engineering and Public Works (EPW), are to be maintained by the homeowners association.
4. Providing a turnaround at the southern terminus of S. Gallaher View Road as shown on the Concept Plan or as otherwise approved by Knox County Engineering and Public Works (EPW) and Knox County Fire Prevention Bureau. The timing of this installation is to be determined by Knox County EPW during the design plan phase.
5. Installation of the striping detail at the intersection of S Gallaher View Rd and Lawnpark Drive in accordance with the requirement of Knox County EPW.
6. Providing a sight distance easement across the common area (lot 29) of 200 ft (centerline-to-centerline), and the adjacent lots as needed.
7. Meeting all applicable requirements of the Knox County EPW.
8. Approval of the "eyebrow" design on Boxcar Lane that provides access for lots 7-9 by the Knox County EPW during the design plan phase.
9. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for the maintenance of the common areas, sidewalks and stormwater/drainage facilities.
10. Submitting the certification of design plan approval form to Planning Commission staff prior to final plat review by the Planning Commission or Planning staff, as required by the Knoxville-Knox County Subdivision Regulations (Section 2.08, Design Plan -- Major Subdivisions).

- ▶ **APPROVE the request for up to 28 detached dwellings on individual lots and a reduction of the 35' peripheral setback to 20' along the S. Gallaher View Road frontage, subject to 1 condition.**

- 1) Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone and the other criteria for approval of a concept plan and use-on-review.

COMMENTS:

The applicant is proposing to subdivide this 6.55-acre tract into 28 detached residential lots and common area at a density of 4.27 du/ac. This property was rezoned to PR at a density of up to 5 du/ac in April 2020 and is located on the north side of the railroad tracks that parallel Westland Drive just west of S. Gallaher View Road. The proposed subdivision will be served by a public street with access out to the unclassified section on S. Gallaher View Road.

A subdivision of this property was approved by the Planning Commission in April 2020 (4-SA-20-C / 4-A-20-UR) for 21 lots. This new proposal includes a parcel that was not part of the original proposal, located south of the new road with frontage on S. Gallaher View Road. There are 4 additional lots proposed with access directly to S. Gallaher View Road. There are also four additional lots proposed with access to the new road (Boxcar Lane). This is accomplished by reducing the width and overall area of the proposed lots. Because there are now lots that front directly onto S. Gallaher View Road, the applicant is now required to install a turnaround at the end of S. Gallaher View Road. The proposal is to install a hammerhead design that partially includes using the business driveway on the east side of the road. A hammerhead design is acceptable to Knox County Engineering and Public Works if all effected property owners are in agreement. The turnaround design is to be finalized during design plan review.

There is an open, usable common area located on the inside of the curve of Boxcar Lane. There is no specified use for this common area. A sidewalk is proposed on one side of the street. This sidewalk is not required by the Knox County sidewalk ordinance so it will need to be maintained by the homeowners association.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE

1. The proposed residential subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed residential subdivision at a density of 4.27 du/ac, is consistent in use and density with the approved rezoning for the property (PR up to 5 du/ac).

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. With the recommended conditions, the proposed subdivision is consistent with all relevant requirements of the PR zoning, as well as other criteria for approval of a use on review.
2. The development is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use in is harmony with the general purpose and intent of the Zoning Ordinance. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access out to a major collector street.

CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Southwest County Sector Plan designates this property for low density residential uses with a maximum density of 5 du/ac. The proposed subdivision at a density of 4.27 du/ac is consistent with the sector plan.
2. This site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 322 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

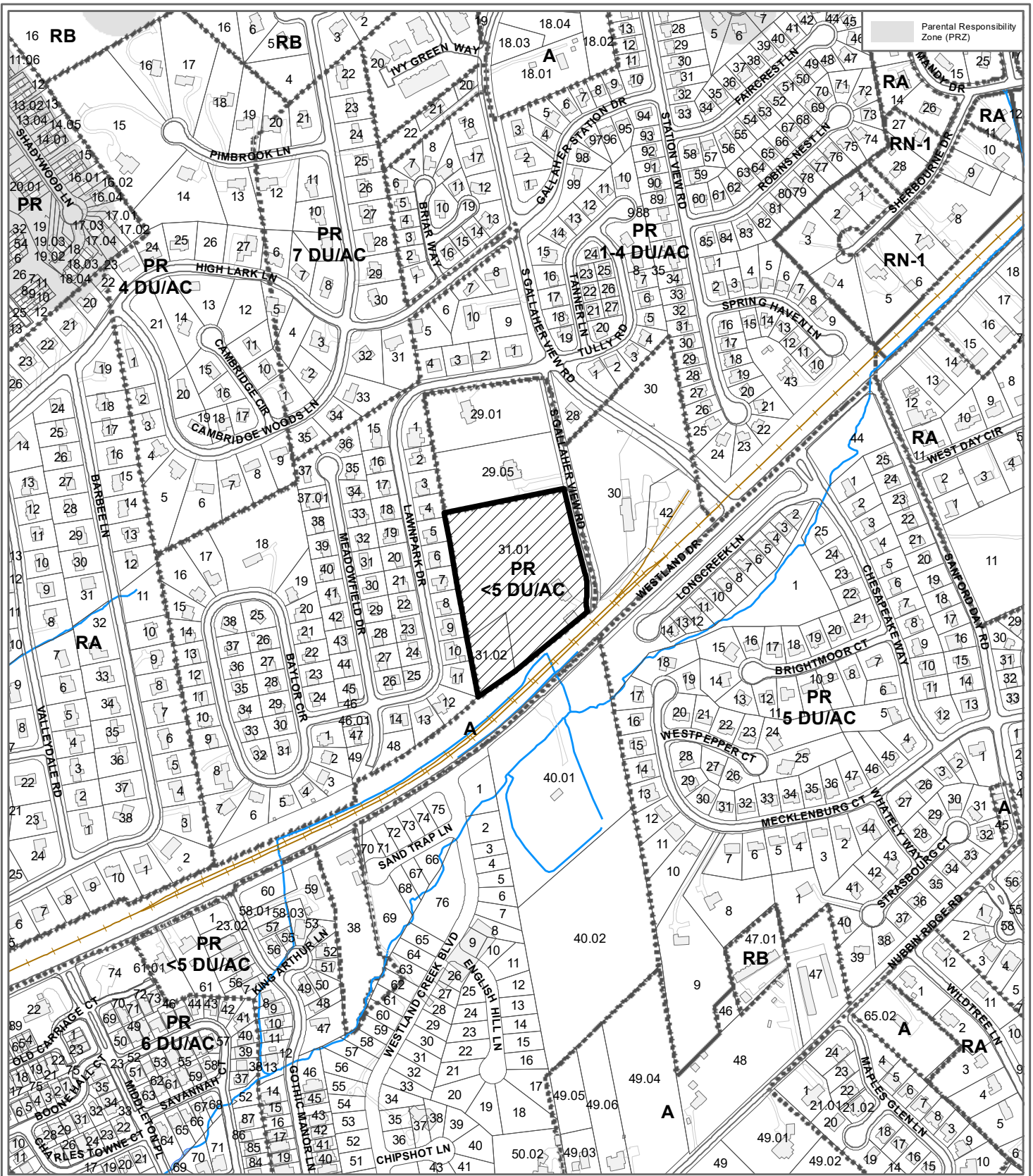
ESTIMATED STUDENT YIELD: 11 (public school children, grades K-12)

Schools affected by this proposal: West Hills Elementary, Bearden Middle, and Bearden High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

Knoxville-Knox County Planning Commission's approval or denial of this use on review request is final, unless the action is appealed to the Knox County Board of Zoning Appeals. The date of the Knox County Board of Zoning Appeals hearing will depend on when the appeal application is filed.



**10-SA-20-C / 10-B-20-UR
CONCEPT PLAN/USE ON REVIEW**



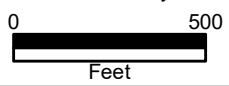
Detached residential subdivision in PR (Planned Residential)

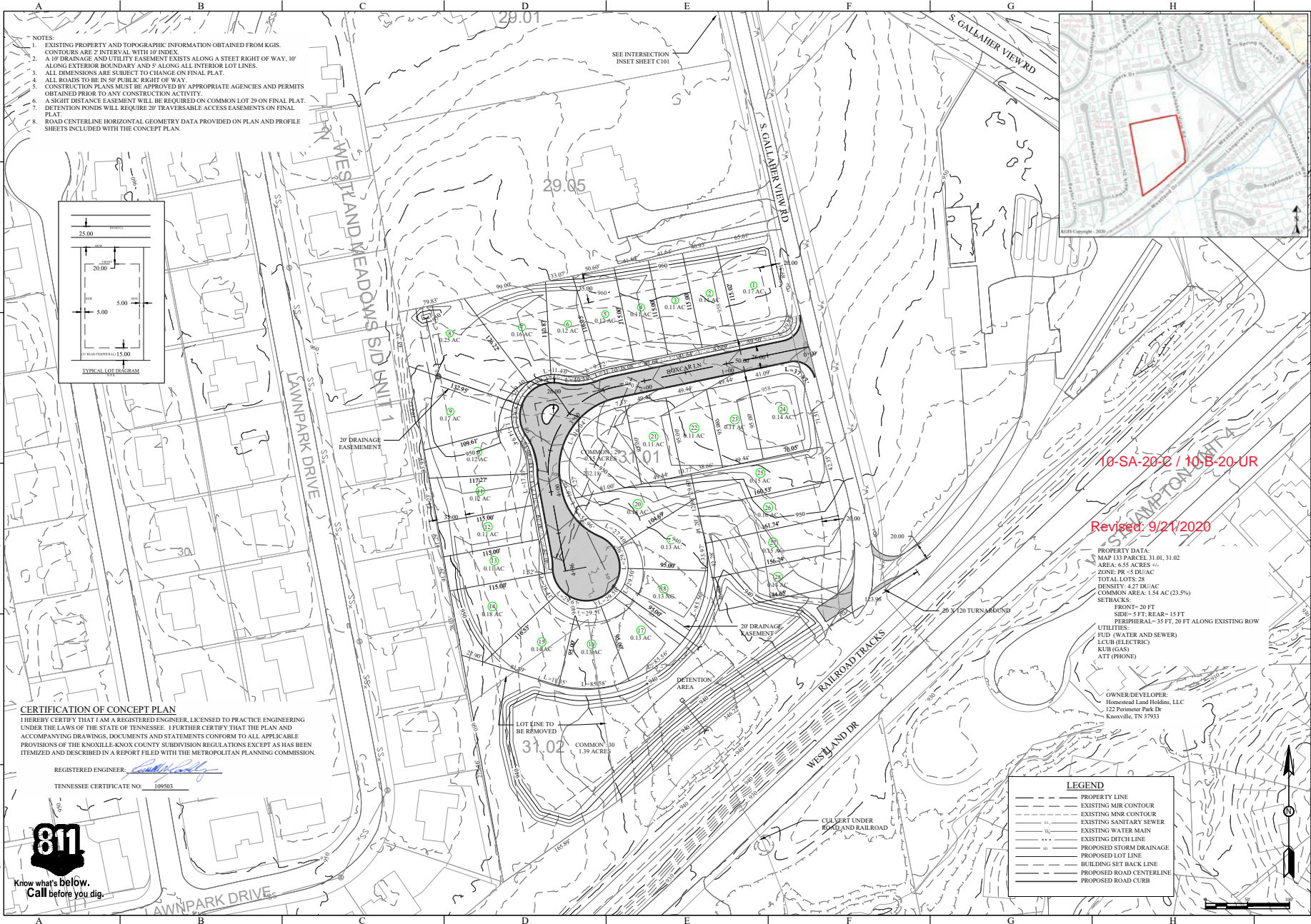
Petitioner: Homestead Land Holdings, LLC
Westland Station

Map No: 133

Jurisdiction: County

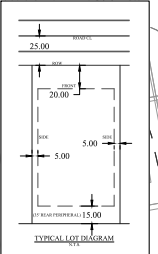
Original Print Date: 9/1/2020 Revised:
Knoxville - Knoxville Planning Commission * City / County Building * Knoxville, TN 37902





Revisions	Date	By	Checked
1	06/21/20	RNR	RNR
2			
3			
4			
5			
6			

- NOTES:**
- EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM KGIS.
 - CONTOURS ARE 2' INTERVAL WITH 10' INDEX.
 - A 10' DRAINAGE AND UTILITY EASEMENT EXISTS ALONG A STREET RIGHT OF WAY, 10' ALONG EXTERIOR BOUNDARY AND 5' ALONG ALL INTERIOR LOT LINES.
 - ALL DIMENSIONS ARE SUBJECT TO CHANGE ON FINAL PLAN.
 - CONSTRUCTION PLANS MUST BE APPROVED BY APPROPRIATE AGENCIES AND PERMITS OBTAINED PRIOR TO ANY CONSTRUCTION ACTIVITY.
 - A SIGHT DISTANCE EASEMENT WILL BE REQUIRED ON COMMON LOT 29 ON FINAL PLAN.
 - DETENTION PONDS WILL REQUIRE 20' TRAVERSABLE ACCESS EASEMENTS ON FINAL PLAN.
 - ROAD CENTERLINE HORIZONTAL GEOMETRY DATA PROVIDED ON PLAN AND PROFILE SHEETS INCLUDED WITH THE CONCEPT PLAN.



10-SA-20-C / 10-B-20-UR
Revised: 9/21/2020

PROPERTY DATA:
 MAP 133 PARCEL 31.01, 31.02
 AREA: 6.55 ACRES -
 ZONE: PR - S DU/AC
 TOTAL LOTS: 28
 DENSITY: 4.27 DU/AC
 COMMON AREA: 1.54 AC (23.5%)
SETBACKS:
 FRONT - 20 FT
 SIDE - 5 FT; REAR - 15 FT
 PERIPHERAL - 35 FT, 20 FT ALONG EXISTING ROW

UTILITIES:
 TUD (WATER AND SEWER)
 LCUB (ELECTRIC)
 KUB (GAS)
 ATT (PHONE)

OWNER/DEVELOPER:
 Homestead Land Holdings, LLC
 122 Perimeter Park Dr
 Knoxville, TN 37933

LEGEND

---	PROPERTY LINE
- - - -	EXISTING MNR CONTOUR
- - - -	EXISTING MNR CONTOUR
- - - -	EXISTING SANITARY SEWER
- - - -	EXISTING WATER MAIN
- - - -	EXISTING UTILITY LINE
- - - -	PROPOSED STORM DRAINAGE
- - - -	PROPOSED LOT LINE
- - - -	BUILDING SET BACK LINE
- - - -	PROPOSED ROAD CENTERLINE
- - - -	PROPOSED ROAD CURB

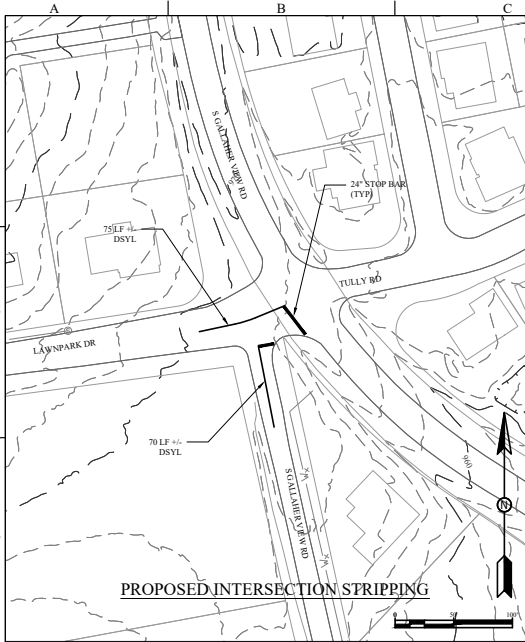
CERTIFICATION OF CONCEPT PLAN
 I HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER, LICENSED TO PRACTICE ENGINEERING UNDER THE LAWS OF THE STATE OF TENNESSEE. I FURTHER CERTIFY THAT THE PLAN AND ACCOMPANYING DRAWINGS, DOCUMENTS AND STATEMENTS CONFORM TO ALL APPLICABLE PROVISIONS OF THE KNOXVILLE-KNOX COUNTY SUBDIVISION REGULATIONS EXCEPT AS HAS BEEN ITEMIZED AND DESCRIBED IN A REPORT FILED WITH THE METROPOLITAN PLANNING COMMISSION.

REGISTERED ENGINEER: *[Signature]*
 TENNESSEE CERTIFICATE NO.: 109503

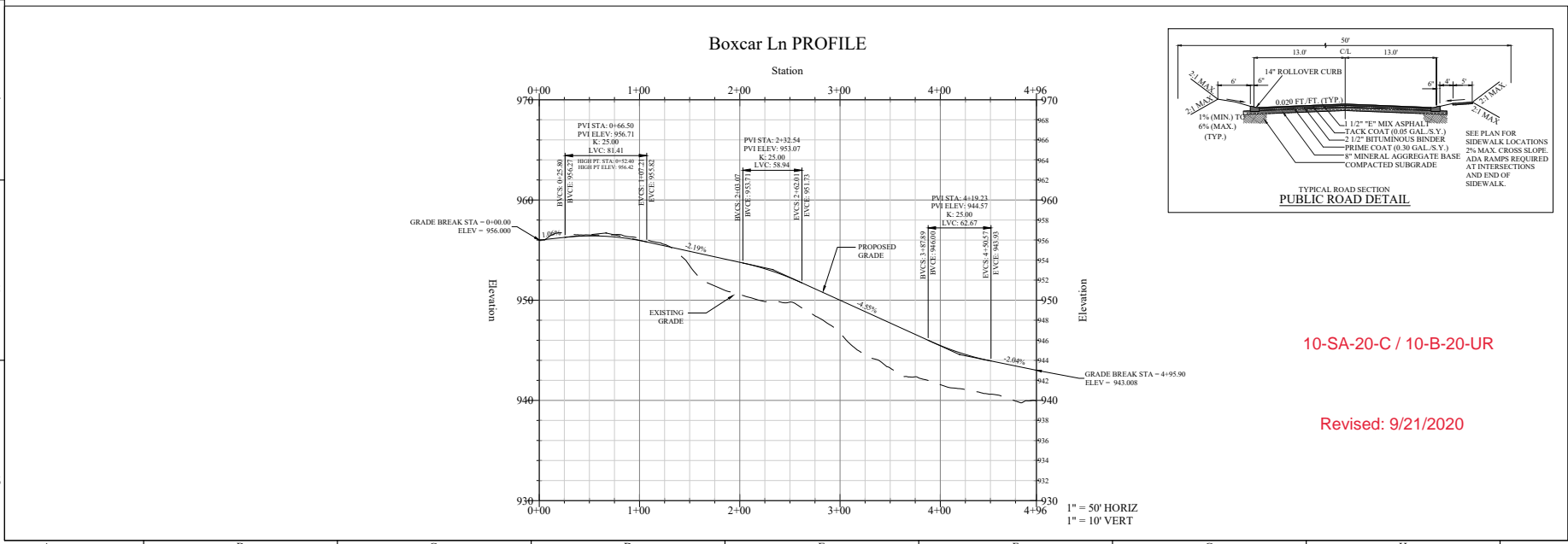


WESTLAND STATION
 KNOX COUNTY, TN
 CONCEPT LAYOUT
 10-SA-20-C / 10-B-20-UR

Sheet
C100



System	No.	Description	Revised By	Checked By	Date
1	REVISED REVISION COMMENTS				06/24/20



Designed By:	RSK
Checked By:	RSK
Date:	06/24/20
File Name:	

WESTLAND STATION
KNOX COUNTY, TN
CONCEPT ROAD PROFILE
10-SA-20-C / 10-B-20-UR

Revised: 9/21/2020

Sheet
C101



DEVELOPMENT REQUEST

DEVELOPMENT

- Development Plan
- Planned Development
- Use on Review / Special Use

SUBDIVISION

- Concept Plan
- Final Plat

ZONING

- Plan Amendment
- Rezoning

Homestead Land Holdings, LLC	Developer
Applicant Name	Affiliation
August 24, 2020	October 8, 2020
Date Filed	Meeting Date (if applicable)
	File Numbers(s) <i>10-5A-20-C</i> <i>10-B-20-WR</i>

CORRESPONDENCE

All correspondence related to this application should be directed to the approved contact listed below.

- Applicant Owner Option Holder Project Surveyor Engineer Architect/Landscape Architect

Russell N. Rackley, PE	Rackley Engineering
Name	Company
PO Box 30456	Knoxville TN 37930
Address	City State Zip
865-850-1535	Rnrackley@rackleyengineering.com
Phone	Email

CURRENT PROPERTY INFO

Jeffery Sexton	861 S Gallaher View Rd	
Owner Name (if different)	Owner Address	Owner Phone
861 S Gallaher View Rd	<i>10 Westland Dr.</i>	13303101, 13303102
Property Address	Parcel ID	
<i>W/S</i> S Gallaher View Rd at Westland Dr	<i>N/S</i>	6.55
General Location	Tract Size	
5	PR<5	
Jurisdiction (specify district above) <input type="checkbox"/> City <input checked="" type="checkbox"/> County	Zoning District	
Southwest	LDR	Planned Growth
Planning Sector	Sector Plan Land Use Classification	Growth Policy Plan Designation
single residence	<i>RR / Vacant</i>	FUD
Existing Land Use	Septic (Y/N)	Sewer Provider
		Water Provider

REQUEST

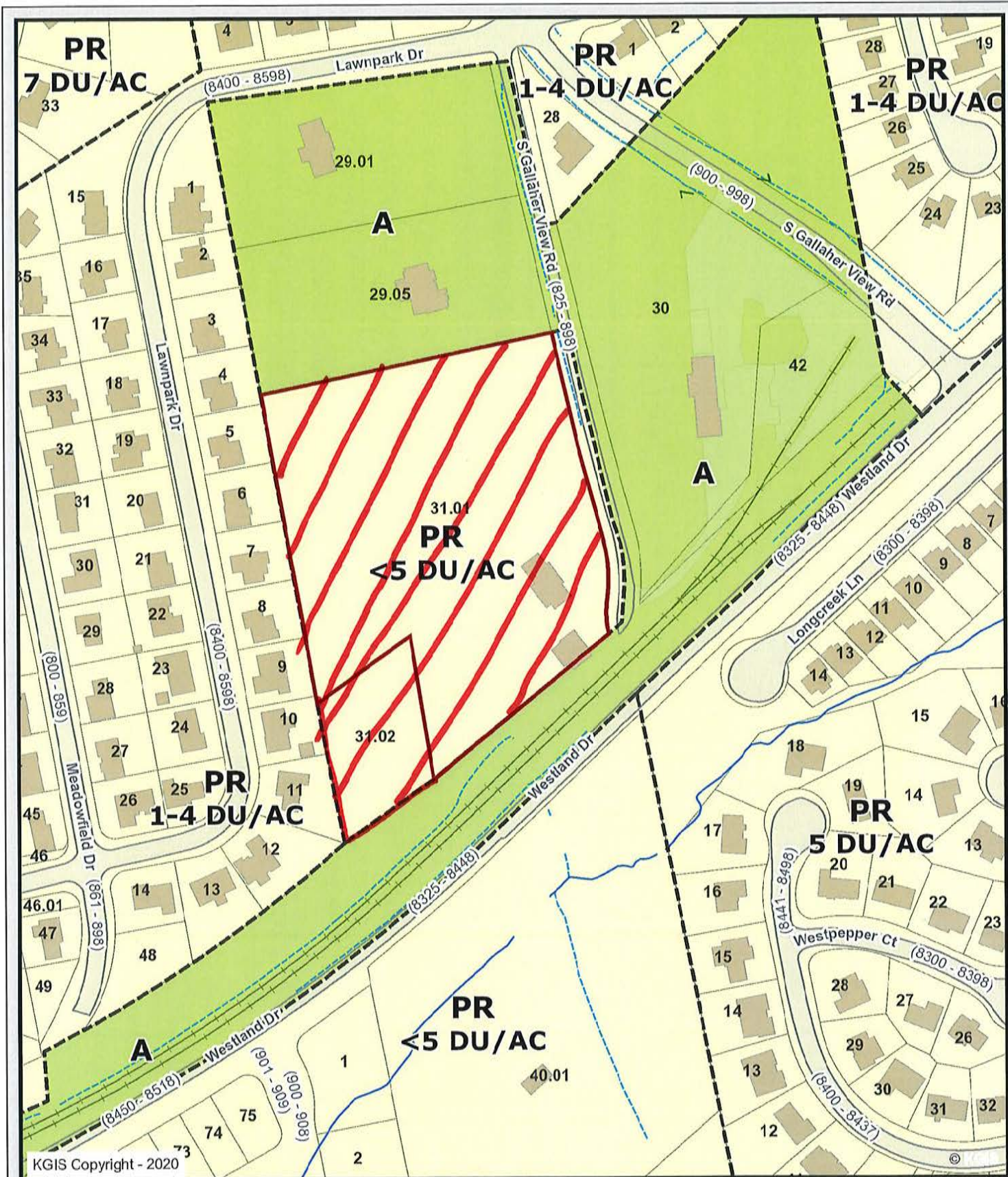
DEVELOPMENT	<input type="checkbox"/> Development Plan <input checked="" type="checkbox"/> Use on Review / Special Use <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Non-Residential	
	<input type="checkbox"/> Home Occupation (specify): _____	
	<input type="checkbox"/> Other (specify): _____	
SUBDIVISION	Westland Station _____ n/a <input checked="" type="checkbox"/> Proposed Subdivision Name _____ Unit / Phase Number	
	<input type="checkbox"/> Parcel Change <input type="checkbox"/> Combine Parcels <input type="checkbox"/> Divide Parcel Total Number of Lots Created: <u>28</u>	
	<input type="checkbox"/> Other (specify): _____	
	<input checked="" type="checkbox"/> Attachments / Additional Requirements	
ZONING	<input type="checkbox"/> Zoning Change: _____ Proposed Zoning	
	<input type="checkbox"/> Plan Amendment Change: _____ Proposed Plan Designation(s)	
	Proposed Density (units/acre) _____ Previous Rezoning Requests _____	
	<input type="checkbox"/> Other (specify): _____	

STAFF USE ONLY	PLAT TYPE <input type="checkbox"/> Staff Review <input type="checkbox"/> Planning Commission		FEE 1:	TOTAL:
	ATTACHMENTS <input type="checkbox"/> Property Owners / Option Holders <input type="checkbox"/> Variance Request		<u>0108</u> <u>1340.00</u>	
	ADDITIONAL REQUIREMENTS <input type="checkbox"/> Design Plan Certification (Final Plat only) <input type="checkbox"/> Use on Review / Special Use (Concept Plan only) <input type="checkbox"/> Traffic Impact Study		FEE 2:	
			FEE 3:	<u>\$1340.00</u>

AUTHORIZATION

By signing below, I certify I am the property owner, applicant or the owners authorized representative.

	Russell N. Rackley	8/24/20
Applicant Signature	Please Print	Date
865-850-1535	Rnrackley@rackleyengineering.com	
Phone Number	Email	
	SHERRY MUCHENZI	8-27-2020
Staff Signature	Please Print	Date

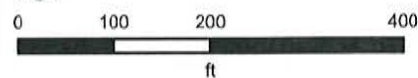


Letter Portrait

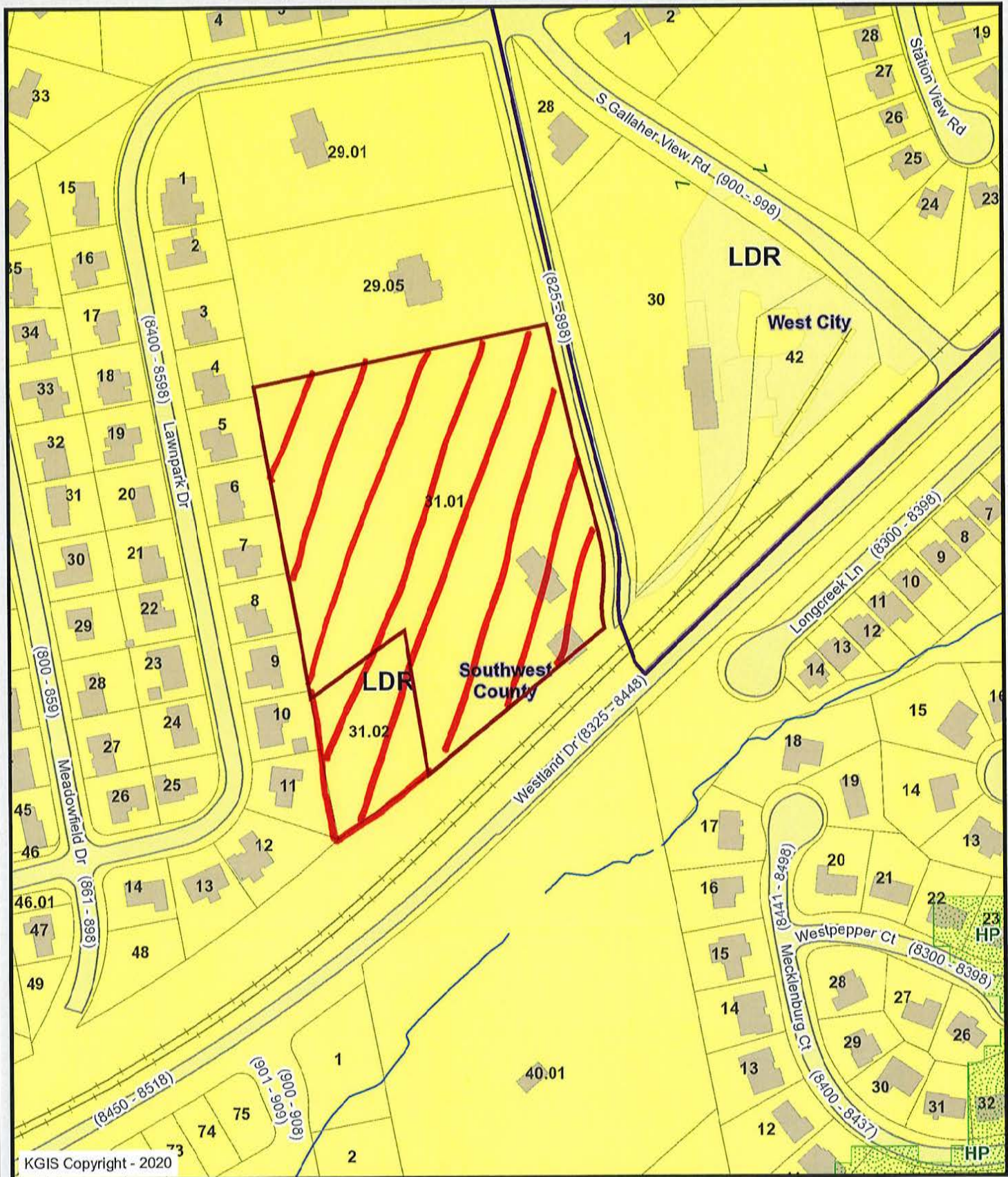
Knoxville - Knox County - KUB Geographic Information System



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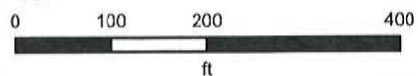
Letter Portrait

Knoxville - Knox County - KUB Geographic Information System

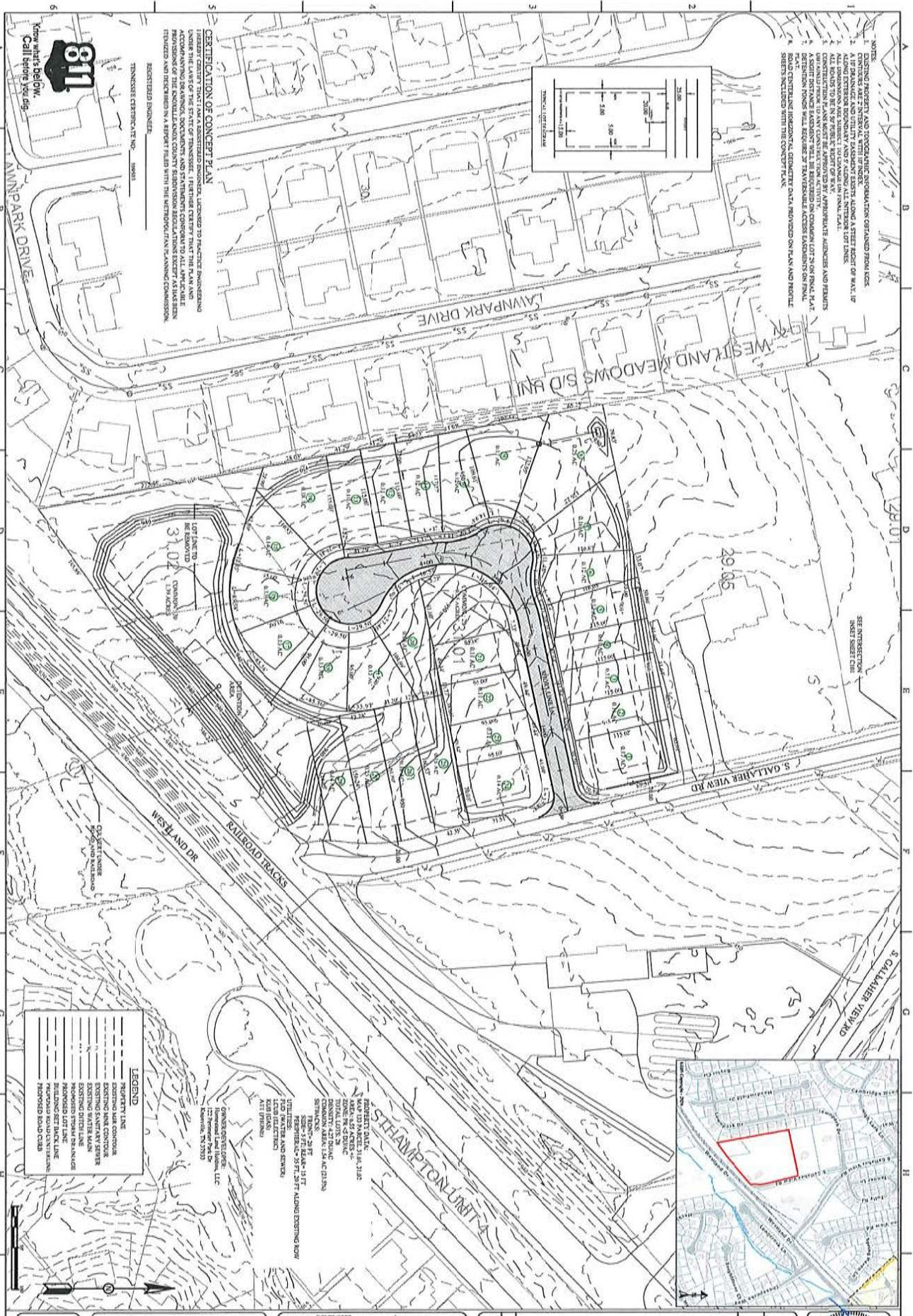
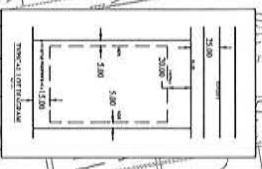
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NOTES:
 1. EXISTING PROPERTY AND TOPOGRAPHIC INFORMATION OBTAINED FROM RECORDS.
 2. CONVEYANCES MADE IN FULL WITH THE PROPERTY.
 3. ALL DISTANCES MEASURED ALONG A STREET FRONT OR W.A.V. OR ALONG DISTRICT BOUNDARY AND 9' ADJACENT TO THE LOT LINES.
 4. ALL DISTANCES AND SURVEY LOCATIONS ON FINAL PLAN.
 5. CONVEYANCES MADE IN FULL WITH THE PROPERTY.
 6. CONVEYANCES MADE IN FULL WITH THE PROPERTY.
 7. CONVEYANCES MADE IN FULL WITH THE PROPERTY.
 8. CONVEYANCES MADE IN FULL WITH THE PROPERTY.
 9. CONVEYANCES MADE IN FULL WITH THE PROPERTY.
 10. CONVEYANCES MADE IN FULL WITH THE PROPERTY.



LEGEND

- PROPERTY LINE
- EXISTING LOTS CONTOUR
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- EXISTING DRIVE LINE
- EXISTING DRIVE LINE (UNLINED)
- PROPOSED LOT LINE
- BUILDING SET BACK LINE
- PROPOSED DRIVE CENTERLINE
- PROPOSED DRIVE WIDTH

OWNER DEVELOPER:
 HOMESTEAD LAND HOLDINGS, LLC
 132 PERIMETER PARK DR
 KNOXVILLE, TN 37922

DESIGNED BY: RNR
 CHECKED BY: RNR
 DATE: 06/24/20
 TITLE: WESTLAND STATION
 KNOX COUNTY, TN
 CONCEPT LAYOUT



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**WESTLAND STATION
 KNOX COUNTY, TN
 CONCEPT LAYOUT**

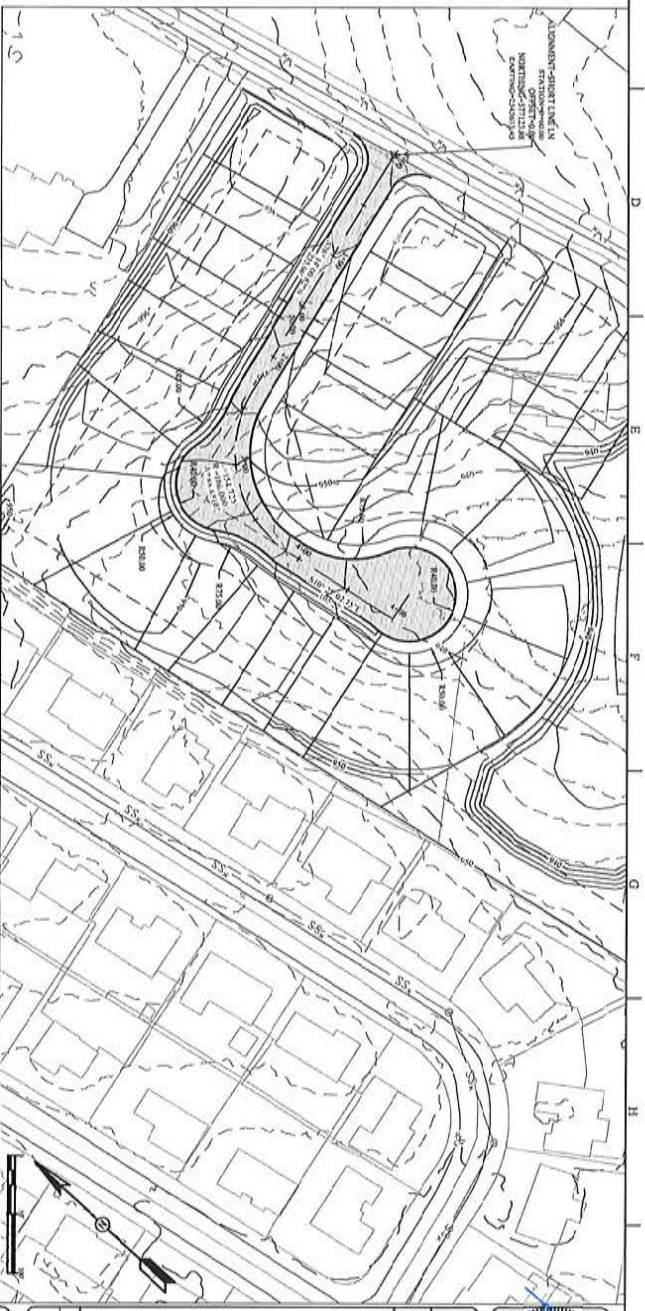
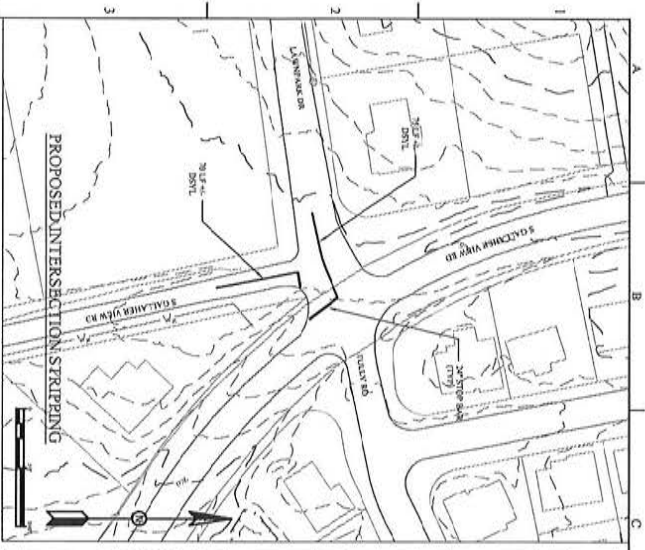
DEVELOPER:
 HOMESTEAD LAND HOLDINGS, LLC
 132 PERIMETER PARK DR
 KNOXVILLE, TN 37922

Rackley Engineering
 1000 RACKLEY DRIVE, SUITE 100
 KNOXVILLE, TN 37922

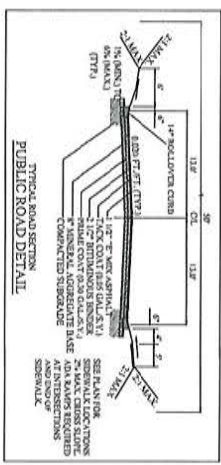
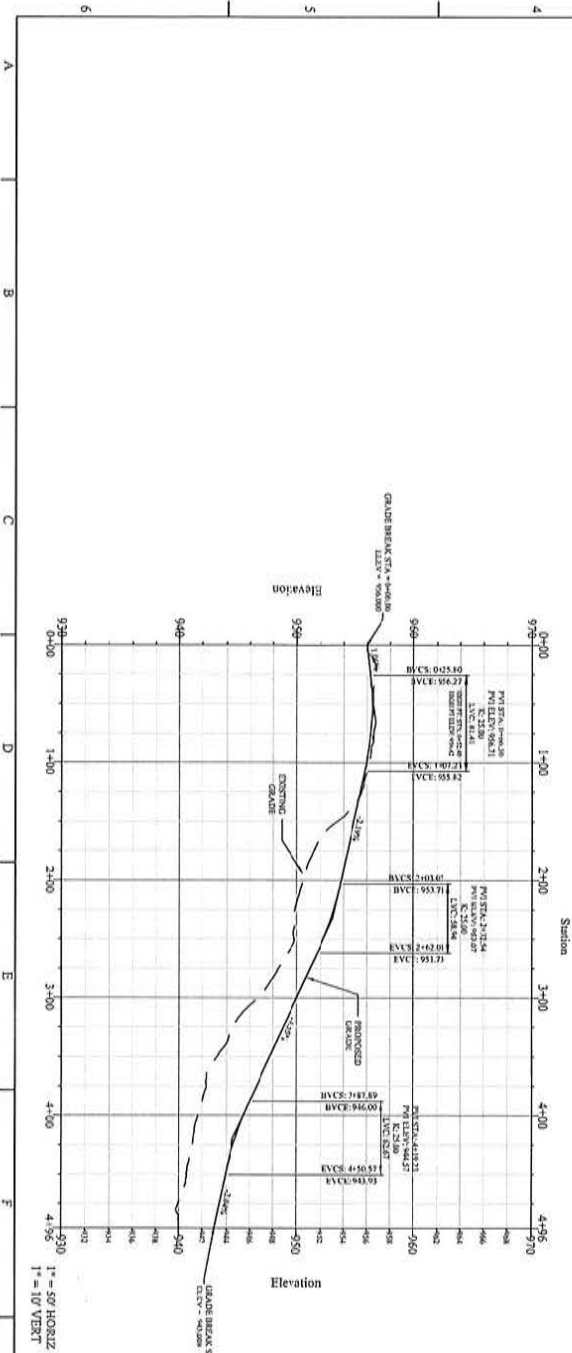
DESIGNED BY: RNR
 CHECKED BY: RNR
 DATE: 06/24/20
 TITLE: WESTLAND STATION
 KNOX COUNTY, TN
 CONCEPT LAYOUT

Symbol	No	Description	Date	Approved





Short Line 1a PROFILE



Sheet
C101

**WESTLAND STATION
KNOX COUNTY, TN
CONCEPT ROAD PROFILE**

DEVELOPER
HOMESTEAD AND HOLDINGS LLC
122 FERMIER PARK DR
KNOXVILLE, TN 37922

Designed By: RSR
Checked By: ENR
Date: 01/24/20
Title Name: 100 - Westland Station



Symbol	Size	Description	Date	Approved

